

PUBLIC NOTICE OF SALE OF
COUNTY PROPERTY BY UPSET BID

An offer of \$35,000.00 has been submitted for the purchase of certain property owned by Iredell County, more particularly described as follows:

**4600 Harmony Highway
Harmony, NC 28634**

Persons wishing to upset this offer may submit an originally signed bid, sealed within an envelope marked: Upset Bid – 4600 Harmony Highway, to the office of the Iredell County Clerk to the Board of Commissioners, 200 South Center St, Statesville, NC 28687. All bids must be received in, and date and time stamped by this office no later than 2:00 P.M., Wednesday, January 19, 2022. At that time the bids will be opened and the highest qualifying bid will become the new offer to be advertised for upset. If two or more identical high qualifying bids are received, the first bid received by this office, as evidenced by this office's receipt date and time-stamp, will become the new offer. This process shall be repeated until no more qualifying higher bids are received.

A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 and five percent (5%) of the remainder of that offer. Therefore, the minimum qualifying upset bid for this property must be an amount not less than \$36,800.00.

Each upset bid must be accompanied by a bid deposit in the amount of five percent (5%) of the total amount of the bid and made by cashier's or certified check. The county will return the deposit on any bid not accepted, as well as the deposit on an offer that has been upset by a qualifying higher bid.

Acceptable forms for submitting a bid on this property are available upon request by email at purchasing@co.iredell.nc.us, online at <http://www.co.iredell.nc.us/485/Surplus-Property>, or in person at 200 S. Center St., Statesville, NC 28687.

The Iredell County Board of Commissioners must approve and accept the final high bid before the sale can be closed, which it will consider within 30 days after the final upset bid period has passed. Beginning on the day following the Board's acceptance of the final high bid, the buyer shall have one-hundred twenty days in which to close the sale of the property, ninety days of which shall be considered a due diligence period. The buyer shall complete all inspections of the property during the due diligence period. Should the buyer withdraw for any reason prior to the expiration of the due diligence period, the bid deposit shall be refunded, less a fee of one percent of the total bid amount. No part of the buyer's bid deposit shall be refundable after the expiration of the due diligence period. The buyer's bid deposit will be deducted from the sale price and the remaining balance must be paid by cash or certified bank check at closing.

The county reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to accept or reject at any time any and all bids.

The property will be sold "AS IS" with no contingencies and the County will issue a Special Warranty Deed. Further information may be obtained at the office of the Purchasing & Contracts Manager, 200 S. Center St., Statesville, NC 28687 or by telephone (704) 878-5043 during normal business hours, Mon-Fri.

David Sifford
Purchasing & Contracts Manager